

# Planning and Zoning Board

## *Hearing Agenda*

### RESULTS AGENDA

**PUBLIC HEARING - WEDNESDAY, JANUARY 21, 2015 – 4:00 P.M.**

**MESA CITY COUNCIL CHAMBERS – UPPER LEVEL**

**57 EAST FIRST STREET**

VINCE DIBELLA – Chair	
SUZANNE JOHNSON – Vice Chair	LISA HUDSON
MICHAEL CLEMENT	SHELLY ALLEN- Absent
MICHELLE DAHLKE	STEVE IKEDA

**Note:** Items on this agenda which must be adopted by ordinance and/or resolution will be on a future City Council agenda. Anyone interested in attending the City Council public hearing should call the Planning Division at 480.644.2385 or review the City Council agendas on the City's website at [www.mesaaz.gov](http://www.mesaaz.gov) to find the agenda on which the item(s) will be placed.

- A. **CALL MEETING TO ORDER – 4:00 PM**
- B. **CONSIDER THE REGULAR HEARING AND THE MINUTES FROM THE DECEMBER 16 AND DECEMBER 17, 2014 STUDY SESSIONS AND HEARING**  
**Board Decision: Approved (Vote: 6-0; Absent: Boardmember Allen)**
- C. **TAKE ACTION ON ALL CONSENT ITEMS**  
**Board Decision: Approved (Vote: 6-0; Absent: Boardmember Allen)**
- D. **TAKE ACTION ON THE FOLLOWING ZONING CASES:**

\*Item D.1. **Z15-003 (District 5).** 245 South Power Road. Located south of Main Street on the east side of Power Road (1± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Sake Reindersma, SRA 360, applicant: Tony Christofellis, And Go Concepts, owner. (PLN2014-00587)

**Staff Planner:** Kaelee Wilson

**Staff Recommendation:** Continuance to the February 18, 2015 Hearing

**Board Decision: Continued to the February 18, 2015 Hearing (Vote: 6-0; Absent: Boardmember Allen)**

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- \*Item E.1. **Z15-001 (District 3).** 1600 West Main Street. Located east of Dobson Road on the north side of Main Street (1.14± acres). Rezone from GC to T5MSF. This request will establish form-based zoning on the property. William Schneider, Turnstone Development Corporation of Arizona, applicant; Amelia/Tenth, LLC: Aurret 1, LLC; PHD Equities, LLC, owners. (PLN2014-00592)

**Staff Planner: Tom Ellsworth**

**Staff Recommendation: Approval with Conditions**

**Board Recommendation: Approval with Conditions (Vote: 6-0; Absent: Boardmember Allen)**

- \*Item E.2. **Z15-002 (District 3).** The 500 through 800 blocks of East Auto Center Drive (north side). Located east of Mesa Drive on the south side of the Superstition Freeway (21.5± acres). Rezone from LI-PAD to LI-PAD and Site Plan Review to allow for the modification of the PAD for the development of an industrial park. Mike Withey, Withey Morris, applicant; Puppyfeathers Limited Partnership, owner. (PLN2014-00591).

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

**Board Recommendation: Approval with Conditions (Vote: 6-0; Absent: Boardmember Allen)**

- \*Item E.3. **Z15-004 (District 5).** 4558 East Virginia Street. Located east of Greenfield Road and north of McDowell Road (20.2± acres). Rezone from GI-PAD to HI with a Council Use Permit and Site Plan Review. This request will allow for the expansion of an existing industrial development. Reese Anderson, Pew and Lake; applicant; RD Greenfield, LLC, owner. (PLN2014-00653)

**Staff Planner: Angelica Guevara**

**Staff Recommendation: Approval with Conditions**

**Board Recommendation: Approval with Conditions (Vote: 6-0; Absent: Boardmember Allen)**

F. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLATS:

- \*Item F.1. **Special Devices, Inc. (District 5).** 4558 East Virginia Street. Located east of Greenfield Road and north of McDowell Road (20.2± acres). Preliminary Plat. This request will allow the development of a one lot subdivision. Reese Anderson, Pew and Lake; applicant; RD Greenfield, LLC, owner. (PLN2014-00653). **Companion case to Z15-004.**

**Staff Planner: Angelica Guevara**

**Staff Recommendation: Approval with Conditions**

**Board Recommendation: Approval with Conditions (Vote: 6-0; Absent: Boardmember Allen)**

G. OTHER BUSINESS:

H. ADJOURNMENT – 4:04 PM

RJG: